128.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,097,600 / 1,097,600
					USE VALUE:	1,097,600 / 1,097,600
					ASSESSED:	1,097,600 / 1,097,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARESE FLORENCE C
Owner 2:	LIFE ESTATE
Owner 3:	C/O FRANK FARESE
Street 1:	PO BOX 266
Street 2:	
Twn/City:	GROTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01450 Type:

PREVIOUS OWNER

Owner 1:	FARESE FRANK J & FLORENCE C -
Owner 2:	-
Street 1:	15 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3049 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	613,600	4,900	479,100	1,097,600
Total Card	0.137	613,600	4,900	479,100	1,097,600
Total Parcel	0.137	613,600	4,900	479,100	1,097,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.04 /Parcel: 360.04

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 82724

GIS Ref:

GIS Ref:

Insp Date: 05/12/18

!9993!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	613,600	4900	5,962.	479,100	1,097,600		Year end	12/23/2021
2021	104	FV	586,100	4900	5,962.	479,100	1,070,100		Year End Roll	12/10/2020
2020	104	FV	586,400	4900	5,962.	479,100	1,070,400	1,070,400	Year End Roll	12/18/2019
2019	104	FV	435,400	4900	5,962.	449,100	889,400	889,400	Year End Roll	1/3/2019
2018	104	FV	435,400	4900	5,962.	371,300	811,600	811,600	Year End Roll	12/20/2017
2017	104	FV	408,800	4900	5,962.	341,400	755,100	755,100	Year End Roll	1/3/2017
2016	104	FV	408,800	4900	5,962.	311,400	725,100	725,100	Year End	1/4/2016
2015	104	FV	365,200	4900	5,962.	305,400	675,500	675,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:55:07

LAST REV

Date	Time
06/11/18	09:32:06
apro	

PAT ACCT. 9993

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARESE FRANK J	41680-128		12/24/2003	Family	1	No	No		
	8027-46		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2013	1534	Manual	16,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
3/11/2009	Inspected	163	PATRIOT
1/28/2009	Measured	345	PATRIOT
11/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total:	479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03043473
Const Adj.:	0.97029907
Adj $ / SQ:	179.969
Other Features:	135000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753792
Depreciation:	140205
Depreciated Total:	613586

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

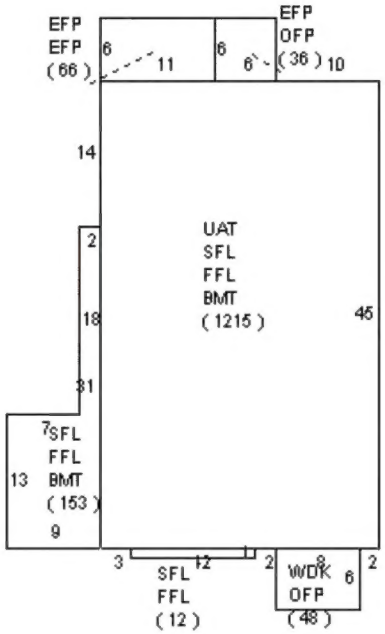
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.97
Special Features:	0	Val/Su Net:	129.67
Final Total:	613600	Val/Su SzAd	222.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,380	179.970	248,358
SFL	Second Floor	1,380	179.970	248,358
BMT	Basement	1,368	53.990	73,859
UAT	Upper Attic	304	123.280	37,446
EFP	Enclos Porch	168	42.140	7,080
OFP	Open Porch	84	35.070	2,946
WDK	Deck	48	15.520	745

	Net Sketched Area:	4,732		Total:	618,792
Size Ad	2760	Gross Area	5643	FinArea	3049

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	95	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1925	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc